



UPPER UWCHLAN TOWNSHIP
Planning Commission
February 10, 2011
Meeting Minutes
Approved

In Attendance: Bob Schoenberger, Sally Winterton, Linda Layer, John McTear, Jim Dewees, Shelly Krockner, Joe Stoyack, Ken Engle, Chad Adams
Mike Taggart, P.E. – Gilmore & Associates

Bob Schoenberger called the meeting to order at 7:36 p.m.

Reorganization for 2011

Bob requested Gwen Jonik conduct the nominations for Chairperson for 2011. Gwen requested nominations for Chairperson, Shelly Krockner nominated and Jim Dewees seconded Bob Schoenberger to serve as Chair. No other nominations were offered. Gwen requested a vote to name Bob Schoenberger Chairman for 2011 and he was unanimously elected to the position.

Bob asked for nominations for Vice-Chairperson for 2011. Jim Dewees moved, seconded by Chad Adams, to name Sally Winterton as Vice-Chairperson for 2011. Jim Dewees moved, seconded by Shelly Krockner to close nominations. So moved. Sally Winterton was unanimously elected Vice-Chairperson.

Code of Ethics Policy - Annual Review

Gwen explained the Township adopted a Code of Ethics Policy in 2010 and on an annual basis, all Boards and Commissions members are required to acknowledge their review and agreement with the Policy. The Planning Commission members were requested to accomplish this task at the end of the meeting.

Byers Station / Ewing – Community Center # 2

Tom Kessler, Toll Brothers Division Vice-President and Alyson Zarro, Riley Riper Hollin & Colagreco were in attendance. A sketch of the Community Center and Pool was displayed.

Mr. Kessler introduced himself and the Byers Group's application to amend the Conditional Use Approval regarding the second community center for Byers Station/Ewing, which was going to be the renovated Evans Barn. The Application requests permission to demolish the Evans Barn and build a new clubhouse instead. The Byers Station Homeowners Associations have asked for a larger pool to accommodate their residents as they feel the existing pool at the first facility is undersized. A separate kiddie pool and larger pool deck is also proposed.

The 1-story Clubhouse would consist a large meeting/all-purpose room that could hold @ 100 people, kitchenette, coat closets, storage closets, mens' and women's locker rooms with access directly to the pool. No gym or game room is proposed. The proposed pool is 6 lanes, 25 meters in length – appropriate for lap swimming. This would serve the Byers Station and Ewing (including Ewing West Vincent) homeowners. (@ 800 homes total)

The following concerns were raised by the Planning Commission members:

1. Will the Clubhouse be a BYOB facility;
2. Will the pool be fenced separately from the meeting building;
3. Where will trash be stored and are the containers adequately sized;
4. Is there sufficient parking and area for overflow parking;
5. What is the existing Barn's footprint – is the footprint the same size for the proposed smaller Clubhouse;
6. What will happen with the farmhouse and springhouse nearby;

Mr. Kessler addressed the concerns as follows:

1. The HOA would be responsible for determining whether or not the Clubhouse is BYOB, in the same manner as their existing community facility.
2. Fencing the pool separately from the rest of the property could be explored.
3. The trash storage area will be on the back side of the building, out of view from the pool. The storage area will be aesthetically pleasing.
4. Sufficient parking is provided and there would be overflow parking available nearby.
5. The building footprint should be relatively the same.
6. The farmhouse is currently Toll's office and when all homes are sold, the farmhouse and springhouse will be sold – as a residence, office, etc.

Bob Schoenberger advised the matter before the Commission is the Conditional Use approval amendment request, and land development would be discussed at a later date if the Conditional Use Approval was re-opened and amended by the Board of Supervisors. Returning for land development review would be a caveat to the Commission's recommendation to the Board.

Mr. Kessler reiterated the Byers Group has approval to build a community center and pool on this lot, and is asking permission to remove the barn. They'd like to work together with the Township to build the facility that will satisfy the homeowners.

Further comments from the Commission included:

1. The Commission wants to assure the proper infrastructure is in place;
2. With the Barn being historic, was an archaeological study (Phase II) completed;
3. Can they rehab the Evans Barn and build the pool in West Vincent;
4. If the Conditional Use Approval is re-opened, all the areas left to be developed should be reviewed;

Don Carlson expressed his hope that this parcel would be developed in good faith and suggested that perhaps a few parcels should be swapped to accommodate the facilities.

Mr. Kessler addressed those concerns as follows:

The open space and playing fields are in West Vincent as this parcel has been set aside for the rec center and pool all along. They are trying to adapt to the current set of circumstances regarding the condition of the Barn and also satisfy the residents' request for a larger pool. All of the surrounding lots are built out or planned open space.

Mary Lou Farrow advised that the Barn was sound in 2002 and changing the roadway grade several years ago shifted the pressure on the basement walls, which has compromised the Barn. It hasn't been maintained and continues to deteriorate, which is disappointing. She and Doris Grassi met with Mr. Kessler to discuss the condition of the historic buildings. Also discussed was Toll's offer to enhance various recreational amenities.

Connecting trails, repairing the driveway, and installing 25 stone parking spaces at Upland Farm were mentioned, as well as an agreement to maintain and preserve the Evans farmhouse and springhouse until their sale to a third party.

Doris commented a compromise is necessary because the Evans Barn is deteriorating, the Byers Station residents would be provided the facility they're requesting and all Township residents will benefit from improvements at Upland Farm.

Other items discussed included an historic sign depicting the original Evans farm/plantation scene could be consigned by Toll, and if the Barn is removed, reuse some of the materials in the new facility, and perhaps elsewhere in Township facilities.

The Planning Commission did not believe offsite improvements were within their purview.

A brief recess was called.

The Commission requested the current plan and the proposed plan be superimposed to provide a better understanding of the differences.

Joe Stoyack moved that the Planning Commission recommend to the Board of Supervisors that they release the restriction on the use of the barn to allow for demolition. There was no second.

Chad Adams moved that the Planning Commission review the above-mentioned plan at a March workshop (March 3) for further details, Bob Schoenberger added the Byers Station HOA Board members should be asked to attend as the Commission would like to hear directly from them the wishes of their homeowners, Sally Winterton requested the minutes from when Mr. Kessler polled the Byers Station HOA Board members regarding the larger sized pool and would like to see the archaeological study.

Gwen was directed to personally invite the Byers Station Board members to the March 3 Planning Commission Workshop. Mr. Kessler was asked to provide the above-mentioned documents to Gwen by Monday, February 28 for distribution to the Commission prior to the Workshop.

Ken Engle seconded Chad Adam's motion. The Motion carried.

Don Carlson suggested Cary Vargo provide a succinct summary of the current Conditional Use Approval, reiterate the procedure for amending a Conditional Use, and whether it can be amended clause by clause or as a whole. Also, the Commission and Board of Supervisors should take into consideration the trails and park enhancements mentioned.

Approval of Minutes

Jim Dewees moved to approve as presented the December 2, 2010 Planning Commission meeting minutes. Joe Stoyack made the following correction regarding the paragraphs regarding Brandywine Springs Farm, second paragraph, third sentence should read "....should include the Homeowners Association is responsible for the trail along the Turnpike...."

Jim Dewees moved to approve as amended the December 2, 2010 minutes, seconded by Joe Stoyack, and the Motion carried unanimously.

Jim noted the naming of Planning Commission Secretary was neglected earlier and nominated Gwen Jonik as Secretary for 2011. Sally Winterton seconded and the Motion carried unanimously.

Open Session

Copies of the Byers Station and Ewing subdivision plans and the current Conditional Use Approval were requested for the March 3 Workshop.

Next meeting of the Planning Commission will be a workshop held March 3, 2011.

Adjournment

Jim Dewees moved, seconded by Joe Stoyack, to adjourn at 9:25 p.m. So moved.

Respectfully submitted,
Gwen A. Jonik
Planning Commission Secretary